



**5631 SHADOW BEND DRIVE** **MLS# 1317488**

**SOLD**  
**\$366,234**  
Sold on 07-18-2013

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**Bedrooms 3**

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**Bathrooms 2**  
Full Baths 2  
3/4 Baths 0  
1/2 Baths 0

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**Stories 1**

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**Living Area 1,883 sq. ft.**

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**Lot Size 6,098 sq. ft.**

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**Garages 2**

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**Year Built 2013**

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**List Date 01-26-2013**



**DESCRIPTION**

This 1,883 square foot single family home features 3 bedrooms, 2 bathrooms and is situated on a 6,098 square foot (0.14 acre) lot. It is located in the community of Summerlin in Las Vegas on 5631 Shadow Bend Drive. The MLS number is 1317488 and the parcel number is 164-25-410-242. This listing became available on 01-26-2013 and was sold on 07-18-2013 for \$366,234. The full public address for this listing is 5631 Shadow Bend Drive, Las Vegas, Nevada 89135.

**THE DETAILS**

<b>Interior</b>	<b>Exterior</b>
<b>Flooring</b>	<b>Landscaping</b>
Carpet, Carpeting Throughout, Ceramic	Desert Landscaping, Drip Irrigation/Bubblers, No Landscaping Rear, Shrubs, Sprinkler Timer
<b>Appliances</b>	<b>Pool No</b>
Refrigerator, Dishwasher, Disposal, Microwave	<b>Spa No</b>
<b>Fireplaces 0</b>	<b>House Faces North</b>
<b>Interior Description</b>	<b>Roof Description</b>
Drywall	Cool Roof/Radiant Barrier, Pitched, Tile
<b>Kitchen Description</b>	<b>Utility Information</b>
N/A	Cable TV Wired, Cable Wired, Underground Utilities
<b>Master Bedroom Description</b>	
N/A	

## THE NEIGHBORHOOD

### Community

#### Community Name

Summerlin

#### Gated No

#### Features & Amenities

CCRs, COMMUNITY Pool, Jogging, Playground, Ground Maintenance, Management, Recreation Facilities

### Schools

#### Elementary K-2

Batterman Kathy

#### Elementary 3-5

Batterman Kathy

#### Middle School

Fertitta Frank & Victoria

#### High School

Durango

### Nearby

## THE NUMBERS

#### Current List Price

\$366,234

#### Previous List Price

N/A

#### Original List Price

\$336,535 on 01-26-2013

#### Price/Sq. Ft.

\$194.49

#### Annual Taxes

\$3,370

#### Short Sale No

#### Pre-Foreclosure No

#### Bank Owned No

#### HOA Fees Yes

Master Plan Fee \$43/month

HOA #1 Fee \$26/month

#### SID/LID Fees Yes

SID/LID Balance \$9,778

SID/LID Annual Fee \$858



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